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Subject: St. Lawrence Community Centre

To: Neighbourhoods Committee

Origin: Implementation Task Force on Social and Recreational Services

Date: January 23, 1984

c99nhc84001:203

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PREFACE

In May 1983, the Neighbourhoods Committee of Council "requested that the Implementation Task Force on Neighbourhood Social and Recreational Services report to the Neighbourhoods Committee" on the deputation of the St. Lawrence Neighbourhood Association regarding a community centre for St. Lawrence. To comply with this request the Implementation Task Force established a committee chaired by one of its members, Lee Davies, a representative of the Recreation Centres Advisory Councils. The current membership of the committee is: Bill Ferguson, Linda Lapointe and Joanne McPherson of the St. Lawrence Neighbourhood Association; Brian Bee of St. Lawrence Co-operative Day Care; Joe D'Abramo of the City Planning and Development Department; David Miller of the City Parks and Recreation Department; Richard Wiatre of the City Property Department and Wilfrid Worland of the City Housing Department. The committee is staffed by Mike Quiggin, Co-ordinator of the Implementation Task Force.

The Neighbourhood Association and each of the participating Departments prepared reports covering the variety of issues involved in making a decision in regard to the merits of a St. Lawrence Community Centre. This Report is based on the content of these individual reports, information from the files of the Property Department and the Parks and Recreation Department and the discussions of the Committee.

The process followed in determining need was that recommended by the Community Task Force on Neighbourhoood Social and Recreational Services and approved by Council on July 8 and 9, 1982.

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SUMMARY

It was intended from the outset that a major recreation facility be provided by the City within the St. Lawrence Neighbourhood, as was recommended in the 1975 Brownstone Report approved by Council. It was incorporated in the St. Lawrence site plan, included in all promotional material put forward by the City and considered an important aspect of the value of investment promoted in the sale of parcels of land and in the development of the neighbourhood. Furthermore, it was an important part of the project as approved by CMHC. It has currently been emphasized as a real need by the St. Lawrence Neighbourhood Association and the City Departments of Parks and Recreation, Planning and Development and Housing. This is evidenced in part by the high enrolment in Parks and Recreation programs that are presently being provided in the portables at the east end of the neighbourhood. Moreover, it is the view of the Implementation Task Force that the Brownstone concept of the community centre as the "nerve centre" of the community providing it with the resources to create and sustain essential community spirit and sense of identity is indeed a convincing one.

The St. Lawrence Neighbourhood is a new community located on forty-four acres bounded by Yonge, Front and Parliament streets and the railway viaduct. Its current population is about 4,300. Its projected population is estimated between seven and eight thousand. Upon completion there will be about 3,500 housing units: apartments and townhouses,municipal and private non-profit, co-operatives and privately developed rental and condominiums, and about 500,000 square feet of commercial space.

The age mix of the population, according to the 1982 assessment data is: pre-school (0-4), 7.6%; young children (5-9), 6.5%; youth (10-14), 6.2%; teens (15-19), 5%; young adults (20-24), 9.8%; adults (25-34), 31.5%; adults (35-44), 16.4%; adults (45-64), 14.1%; and, seniors (65 and over), 2.6%. The 1981 census indicated that 43% of the population is single, with slightly more females than males. Thirty-five percent of the families are single parent; 37% of families have one child, 24% two children and 7% have three to four children. The statistics that are of particular importance concerning the need for community centre programs in the St. Lawrence Neighbourhood are those pertaining to the number of children, especially pre-school, and the large single parent family population.

During the major planning period from 1974 to 1976 the following critical elements of St. Lawrence were given the most attention: road design, park system, densities, and noise attenuation. Although studies were prepared, planning for other elements of the infra-structure such as, schools, the library, daycare and health services was intended to take place as the community grew. At present there are Separate and Public Schools, library, health

clinic, pre-school and school age day care and recreation programs offered by the Department of Parks and Recreation in three of its own portables and one portable shared with the Toronto Board of Education. Portions of the the public school and school age day care are in temporary quarters.

It has been assumed that the community centre would be housed in a facility shared with the public school planned for the Phase B stage of development. A Reference Group and a Task Force were established in mid-1981 to prepare a program, plan and budget for the facility. These two groups met several times during the following two years but the project was delayed on the basis of there being insufficient numbers of students to receive funding from the Ministry of Education for the construction of a new school. The St. Lawrence Neighbourhood Association, concerned that the delay of the school would also delay the construction of the promised community centre, appealed to the Neighbourhoods Committee to consider the provision of the community centre on its own merits apart from the school. The Neighbourhoods Committee in turn referred the matter to the Implementation Task Force on Social and Recreational Services and the following are the findings of the Implementation Task Force:

1. There are both physical and psychological barriers surrounding the St. Lawrence Neighbourhood that inhibit its residents from using recreation resources in the surrounding communities. This is especially true for single parent families who constitute 35% of all families in St. Lawrence, the young, the old and women. The relative isolation of St. Lawrence has been recognized from the outset by the City.

2. Commitments have been made by the City during the planning and development of St. Lawrence, including the negotiations with C.M.H.C., to construct a community centre in the St. Lawrence Neighbourhood.

3. The need for such facilities now is clearly apparent in the studies that have been undertaken by the City Departments of Housing, Planning and Development and by the St. Lawrence Neighbourhood Association and by the success of the current programs of the Department of Parks and Recreation.

4. There has been a continuous increase in the population as the neighbourhood has "settled in". It is anticipated that this will continue for some time as a result of both births and the construction of new units. This increase in the population of

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St. Lawrence will intensify the need for recreation services in the near future.

5. The intent to tie the community centre to a school has to some extent blurred the focus and down-played the fact that the community centre is important and essential in its own right apart from the school. For example, architectural plans prepared by the Toronto Board of Education in 1981 high-lighted the school function and de-emphasized the community centre concept.

RECOMMENDATIONS

1. That the City Council adopt the findings of the Implementation Task Force;

2. That a committee be established to prepare specific plans in regard to activities, structure and cost of the St. Lawrence Community Centre;

3. That this committee be named the St. Lawrence Community Centre Committee;

4. That the St. Lawrence Community Centre Committee report directly to the Neighbourhoods Committee of Council;

5. That the membership of the St. Lawrence Community Centre Committee consist of representatives of:

   a. City Council - one each from Wards Six and Seven;
   b. Association of Community Centres(1);
   c. City Departments of Planning and Development, Parks and Recreation, and Housing; (one representative from each Department); and
   d. St. Lawrence Neighbourhood Association(3);

6. That the St. Lawrence Community Centre Committee be staffed by personnel seconded either from a City Department or a community agency;

7. That the St. Lawrence Community Centre Committee be advised by the Commissioner of Property of all City acquisitions of property in the St. Lawrence area;

8. That the St. Lawrence Community Centre Committee be informed of the disposition of any City property in the St. Lawrence area prior to its sale and report on the implications of the sale on siting of community facilities for the neighbourhood;

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9. That the St. Lawrence Community Centre Committee, within six weeks of its formation, provide Council with its work plan and the nature of its relationship with the St. Lawrence Phase B Community School Reference Group; and

10. That the St. Lawrence Community Centre Committee make its final report to Council no later than six months after the date of its formation.

THE COMMUNITY CENTRE CONCEPT

It is clear from the Meyer Brownstone Report that the idea of a community centre for the St. Lawrence Neighbourhood was present from the outset of the planning of St. Lawrence. The delay in its development appears to be on two levels: one, the desire to have most of the community developed so that residents could participate in planning; second the intent of housing the Phase B school and the community centre in the same facility - the delay in acquiring a sufficient number of students to warrant a school led to a consequent delay in the development of the centre.

In addition, the Implementation Task Force Committee was asked to review existing resources relatively near to the St. Lawrence Neighbourhood to see if these resources would in fact be sufficient for St. Lawrence residents' needs. This work was done primarily through the Department of Parks and Recreation in its analysis of the John Innes program. This work when viewed in terms of accessibility problems in getting from St. Lawrence to John Innes was finally seen to be relatively superfluous; for, The St. Lawrence Neighbourhood is indeed set apart from neighbouring resources (see Appendix A). The conclusion, from this perspective, especially for the young, single parent families, women and the elderly, is not that there is the choice between having recreation resources within St. Lawrence or using those outside of St. Lawrence but rather the fact of having access to resources or not having access to resources.

Beyond the recreation resources issue, there is the more fundamental point inherent in the Brownstone Report and that is the questiion of what it takes to make a physical entity of transportation ways, parks and buildings used by indiviuals, a community. It appears in the Report that the social interaction/quality of life issues are to be encouraged and enhanced through the community centre, the neighbourhood nerve centre. The extent to which this is possible depends on several factors, not the least of which being physical location within St. Lawrence and the clear identity of the facility as a community centre.

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THE COMMUNITY CENTRE AND THE SCHOOL

With the recommendation that for purposes of space and financial economy the community centre and school occupy the same facility, Meyer Brownstone admonished that "the development of such a centre, however, should reflect the view that it is a community facility which is shared by the school and not a school facility which is shared by the community."

The emphasis as recorded in the minutes of City Council and those of the St. Lawrence B Community School Reference Group seems to run counter to the Brownstone vision in that there is stronger emphasis on the school than on the centre. The following is extracted from Report No. 19 of the Neighbourhood Committee, from Executive Committee Report No. 50, presented to Council on October 22, 1981:

> That the St. Lawrence Phase B Community School Reference Group support the development of a combined public school and recreational facility in Phase B of St. Lawrence to be built on a shared basis by the Toronto Board of Education and the City of Toronto and that this facility include a 15 classroom school with facilities for two Metro Special Ed programs, a general purpose room, a multi-purpose community room and a 25-metre pool with provision for the use of handicapped persons.

The floor plans developed by the School Board and presented to the Community School Reference Group in September 1981 are:

> FIRST FLOOR: swimming pool, community space, community office space, multi-purpose room, 4 regular classrooms, 3 kindergartens (2 senior and 1 junior), general office space, and the main entrance.
>
> SECOND FLOOR: 4 regular classrooms, staff room, academic space, library and cafeteria.
>
> THIRD FLOOR: 5 regular classrooms (or 4 if total is to be 15 classrooms), general purpose room with stage, dressing rooms, mechanical equipment room, storage room, etc.

At the June 24, 1982 meeting of the Reference Group:

> Mr. Halford of the Toronto Board of Education pointed out that if the Board was going to build a school without considering any other factors, the school would be built on the Berkeley site and no pool would be included, nor would there be a double G.P. room, for a multi-purpose room. If these facilities are considered necessary then

> views of other constituencies (Parks and Recreation, Housing, Neighbourhood Associations, etc.) must be considered and available sites carefully evaluated. He stressed, however, that if the Board does not get a decision soon construction will go ahead as planned without a pool or a General Purpose room on the Berkeley site.

There is no question that the delay in work on the community centre idea is directly related to the numbers of children in the schools and the consequence reluctance on the part of the School Board to move ahead in its preparation for construction. It appears that the Brownstone work and its presentation of the merits of the community centre and community programs in their own right has been lost sight of and,in fact, it is this that precipitated the St. Lawrence Neighbourhood Association request to the Neighbourhood Committee of Council. The following is quoted from the correspondence of the Community Centre Committee of the St. Lawrence Neighbourhood Association of March 23, 1983:

> The Community Centre Committee was originally established to provide input into the planning of the proposed school/community centre joint facility, through the identification of the needs of the community with respect to a community centre. Now that the building of the joint facility has been delayed until school enrolment is higher, the Community Centre Committee would like to proceed with the community centre option on its own and not wait for the approval of a new school. Nevertheless, the Committee would like to maintain the option of building a school in association with the community centre should the need for a new school become more pressing.

There is current evidence that indeed the need has become more pressing.

BACKGROUND

The idea for and importance of a community centre in the St. Lawrence Community were first introduced in the Meyer Brownstone Consultants Report of November 1975, Social Services - St. Lawrence. After several pages presenting a comprehensive analysis of social service needs the following observation is made in the Brownstone Report:

> The upshot of the foregoing discussion of recreation needs is to provide substantive support for the location in St. Lawrence of a community recreation centre which can serve all age groups. Such a centre would include a swimming pool, gymnasium, a teen-centre, kitchens,

> storage areas, various multi-use rooms for meetings, social events, crafts, hobbies and games and adjacent out-door space for playgrounds, court games; sports-fields and for seating arrangements from which activity can be observed. This centre would not be the location of all the public parkland in St. Lawrence; instead, it would be the focal point to which a network of small parks and usable pockets of green-space could be linked.

The community facilities and programs as visualized by Brownstone have continuously been reconfirmed by community preference studies undertaken by the Planning and Development and Housing Departments. Appendix C contains an extract from a St. Lawrence Neighbourhood Association report that outlines clearly and in much detail the facility and program requirements as seen from the residents' perspective. A 25 metre pool has consistently been the top priority followed by a gymnasium and children's program resources.

The Brownstone Report, from the beginning, has served as a credible guideline for the development of St. Lawrence and many of its recommendations regarding housing style and mix, land use and demographics have been implemented. The community centre idea, to the present, has not. Yet it appears to be one of the keystones to providing the programs and social interaction opportunities to create and sustain St. Lawrence as a true community in the best sense of the word.

THE ST. LAWRENCE NEIGHBOURHOOD ASSOCIATION

One of the strongest proponents of the St. Lawrence Community Centre has been the St. Lawrence Neighbourhood Association. This Association has been in existence for several years and includes representatives most resident associations within the St. Lawrence community. It argues forcefully that "Although the St. Lawrence Neighbourhood is a pre-planned community, it currently lacks adequate community and recreational facilities."

CONCLUSION

The Implementation Task Force concurs with the St. Lawrence Neighbourhood Association. There is strong evidence on record that all parties have agreed to the necessity of a community centre for the St. Lawrence Neighbourhood. This has been the case from the earliest planning stages and continues to be clear after this current study.

It is the point of view of the Implementation Task Force as outlined in the Body and Appendix of this Report and as summarized in the findings and recommendations that a St. Lawrence Community Centre Committee be created at the earliest opportunity to develop

in the next half year the specific plans necessary to make the St. Lawrence Community Centre not just a creative vision but rather a vibrant reality.

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APPENDIX A

ACCESS PROBLEMS RE: THE JOHN INNES CENTRE

Extract from a St. Lawrence Association Report

The St. Lawrence Neighbourhood is a unique isolated community in the downtown. Unlike other neighbourhoods, we are surrounded by non-residential uses for some distance. Crossing this boundary reinforces the fact that John Innes Recreation Centre is not in our neighbourhood; whereas people in other neighbourhoods may travel a longer physical distance to their community centre, the psychological distance is not nearly as large nor as intimidating as the trek to Queen Street.

Walking north along Sherbourne from Front Street to John Innes is often unpleasant. At night the strip from Front to Queen - other routes are no better - is poorly lit due to the many parking areas and warehouse/industrial uses along the route. This access route is threatening to young children, teens and women walking alone. The following is a list of what one passes in walking from Front Street to the John Innes Recreation Centre:

The East Side of Sherbourne

Front Street busy intersection with lights and two-way traffic; gas station busy 24 hours; 3-story commercial industrial building; narrow laneway cars exiting cannot see pedestrians approaching; B.B. Smith building often smelly skins being unloaded; two parking spaces; Hoofers Restaurant and Tavern; King Street busy inter-section with lights and two-way traffic; bank building; garage with parking lot busy only during normal business hours Monday to Friday; commercial/industrial building; Adelaide Street one-way busy intersection with lights, traffic often faster than speed limit; commercial building with Montreal Bistro; large parking lot; Richmond Street one-way light controlled intersection, busy with traffic usually moving faster than the speed limit; gas station, very busy; three houses; restaurant; window cleaning business; small parking area; bank and; Queen Street with busy light controlled inter-section and numbers of people "hanging around" on the corners.

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West Side of Sherbourne

Front Street busy light-controlled inter-section with two-way traffic; BPX depot - much bus and car traffic; laneway; commercial building; small parking area; retail commercial building, Diane Shore; King Street busy light-controlled inter-section with two-way traffic; parking lot with an exit on to Sherbourne; Adelaide Street light-controlled intersection - the one way traffic is frequently moving faster than the speed limit; Imperial Optical Building; Parking Lot; Richmond Street light controlled inter-section with one-way traffic frequently moving faster than the speed limit; four houses; retail building; Britain Street - many vehicles turn into this street; office building; Canada Tavern; Queen Street; park and; parking lot with exit on to Sherbourne.

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APPENDIX B

COMMUNITY PROFILE

Extract from the November 14, 1983 Report of Joe D'Abramo
of the Department of Planning and Development

The St. Lawrence Neighbourhood is a new community located within the Central Area of the City. It is bounded by Yonge Street, Front Street East, Parliament Street and the Toronto Terminal's Railway viaduct. The Neighbourhood represents the single largest housing and development undertaken by the City of Toronto.

Located on forty-four acres of what was formerly under-utilized industrial land, the Neighbourhood, once completed, will contain approximately 3,500 dwelling units, and an estimated 7,000 to 8,000 residents.

The major planning of St. Lawrence took place between 1974 and 1976. In those two years a series of reports were written which laid the groundwork for much of the physical form which is now evident. The critical elements of St. Lawrence which were given the most attention were the road design (grid pattern with connecting lanes); the park system (linear divided into various forms of active and passive elements); the densities (higher along the open space or park areas); noise attenuation (the barrier buildings which run parallel to the railway viaduct both shunning noise and providing acceptable living accommodation). Other elements of the infrastructure, such as schools, the library, daycare and health services were given some consideration but the major planning effort for these services was projected to take place as the community grew.

As the St. Lawrence Neighbourhood has grown its residents have expressed their opinions in regard to the type of recreation and community services that they believe are important for the community. These views have been expressed in responses to surveys and in the petitions for services of the Neighbourhood Association based on the results of these surveys.

Before looking at the service preferences it is perhaps important to review the following community profile data presented in the Report of the Department of Planning and Development.

The current population of the St. Lawrence Neighbourhood is estimated at approximately 4300. This figure is arrived at by multiplying the total number of units, 2130, by a factor of two. The factor of two persons per household has remained constant in St. Lawrence throughout its development. In 1980, a survey of 372 units indicated and average of 1.99 persons per household; the 1981 Census information indicates 1.97 persons and; the 1982

survey 2.02. Given that many of the proposed units will be apartments and condominiums and given that there is a current balance between between single and family units, it is estimated that the St. Lawrence Neighbourhood will attain a total population of between seven and eight thousand once all phases have been developed.

Age Groups

For the purposes of this report, the St. Lawrence Neighbourhood has been divided into 9 age groups in order to assist in developing target areas for social and recreational program purposes. The age groups selected are:

0-4	pre-school
5-9	young children
10-14	youth
15-19	teens
20-24	young adults
25-34	adults
35-44	adults (family-formation stage)
45-64	older adults
65 and over	seniors

Pre-school 0-4

	St. Lawrence	City
1980	6.6% (survey)	
1981	7.15 (census)	6.6% (Census)
1982	7.6% (assessment)	

The pre-school age population has been increasing each year by a modest proportion. In 1980 this age group included 6.6% of the population; however, in 1982 that percentage had increased to 7.6%. In comparison with the City, the St. Lawrence pre-school population is quite high with the City average being 4.3% in 1981. This situation is also characterized by a lack of available pre-school day care spaces in either the permanent facility on Princess Street or the two portables located on the proposed Phase B school site.

While the need for physical facilities and programming for this age group would appear to be acute at this time, it is anticipated that on a percentage basis, the Neighourhood will tend towards the City average because the majority of units still to be constructed are of the apartment condominium type which tend to house fewer children per unit. It should be noted that the absolute figures for this age group will continue to increase, but only slightly, because of the construction of additional units.

Young Children 5-9

	St. Lawrence	City
1980	7.3% (survey)	
1981	8.1% (census)	5.3% (census)
1982	6.5% (assessment)	

The young children category is somewhat inconsistent in its change over the years. In 1980, children between 5 and 9 years of age represented 7.3% of the total population. In 1981 this category jumped to 8.1% according to Census data and by 1982, the assessment records indicate a drop to 6.5% while the 1982 survey shows an even greater decline to 5.9%. Despite a dramatic drop in one year, this age group is still higher than the City average of 5.3%. In the future this age group will be an important target area as the 0-4 age group, which is already a rather large group, moves up.

Youth 10-14

	St. Lawrence	City
1980	6.6% (survey)	
1981	6.0% (census)	5.8 (census)
1982	6.2% (assessment)	

The youth category has remained more or less constant over the past three years. In 1980, this age group reached a high of 6.6% followed by a decline to 6.0% and up again to 6.2%. This age category compares slightly higher with the City average of 5.8%. Over time, if the pre-schooler families remain in St. Lawrence, we can expect a slight increase in this category.

Teens 15-19

	St. Lawrence	City
1980	6.5% (survey)	
1981	6.3% (census)	7.3% (census)
1982	5.0% (assessment)	

The teen category has consistently dropped since St. Lawrence was first occupied. This group dropped from a 1980 high of 6.5% to a 1982 low of 5.0%. The City average is 7.3%. This can best be explained by the type of family that has moved to St. Lawrence. Thus far, St. Lawrence has attracted a large proportion of single adults. Of the families in St. Lawrence, they are generally young in age and have recently had children.

In the future, we could expect an increase in the number of teens in St. Lawrence owing to the numbers found in the younger age cohorts. However, examining the length of occupancy percentages for the City and applying them to St. Lawrence, we must consider that only 20% of all households reside in one location for a period of 3 to 5 years. In addition, only 15% tend to stay in one location for a period of between 6 to 10 years. However, because St. Lawrence provides housing at a moderate cost and because of the number of co-operatives in the area, these figures may be slightly higher here than for the City as a whole.

Young Adults 20-24

	St. Lawrence	City
1980	9.1% (survey)	
1981	8.8% (census)	10.2% (census)
1982	9.8% (assessment)	

This age group has been quite consistent over the past 3 years with a slight increase in 1982 to a high of 9.8%. This latest total is very close to the City average of 10.8%. No dramatic change is expected in future years.

Adults 25-34

	St. Lawrence	City
1980	35.1% (survey)	
1981	33.4% (census)	18% (census)
1982	31.5% (assessment)	

The adult age group between 25-34 is the single most significant group in St. Lawrence. The 1980 survey estimated that this age group comprised 35.1% of the total population. The 1981 Census material estimates 33.4% while in 1982 the assessment records indicate this category to make up 31.5% of the total population. These figures are all well above the City average of 18%. As the 1980 survey indicated, the St. Lawrence Neighbourhood has attracted the young single person working downtown in a clerical (31%) or managerial (8%) position.

This pattern is not expected to change. St. Lawrence will continue to be attractive to the downtown office centre employees who wish to live close to work. The 1980 survey also indicated that a major reason for moving to St. Lawrence was the affordability of housing. Because this age cohort is generally more mobile than other cohorts, fluctuation may occur. In addition, the unit mix in St. Lawrence is very much balanced and therefore does not favour single persons. St. Lawrence will continue to attract persons in this age group because of its

proximity to the financial district. It is expected, nevertheless, that the community will stabilize and tend towards the City averages which means a probable decrease proportionately.

Adult (Family-Formation Stage) 35-44

	St. Lawrence	City
1980	12.2% (survey)	
1981	13.3% (census)	13.2% (census)
1982	16.4% (assessment)	

This category is quite often combined with the 25-34 age group and simply entitled adults. However, as result of the numbers of young, single persons, it would seem appropriate to divide the adult category in this manner.

This category has increased from 12.2% of the total population in 1980 to 16.0% in 1982. St. Lawrence is slightly ahead of the City average of 13.2%. In the future this age group can be expected to increase slightly as the 25-34 year category matures.

Older Adult 45-64

	St. Lawrence	City
1980	12.7% (survey)	
1981	11.4% (census)	16.6% (census)
1982	14.1% (assessment)	

The older adult is generally characterized as part of a family with mature children attending post-secondary education or as "empty nesters". The leisure time available to such a group would be similar to the single adults or childless couples, but their activities may vary.

In 1980, this age group represented 12.7% of the St. Lawrence population. In 1981 there was a slight decrease to 11.4% and back up to 14.1% in 1982. The City average in 1981 was 16.6%. This age group will probably remain the same in the future; however, a modest increase could occur as a result of the construction of the remaining development parcels. These parcels will contain mainly private sector units of the apartment condominium variety which would tend to house people in this age category generally because of the cost of the housing and the life cycle stage.

Seniors - 65 and over

	St. Lawrence	City
1980	3.9% (survey)	
1981	2.6% (census)	9.1% (census)
1982	2.6% (assessment)	

In St. Lawrence, the seniors population is well below the City average of 9.1%. In 1980, the 65 and over group comprised 3.9% of the total and then dropped to 2.6% in 1981 and 2.6% in 1982. There are no new seniors housing projects proposed in St. Lawrence and, as a result of a general lack of services owing mainly to the physical isolation of St. Lawrence, not very many more seniors are expected in the future.

Household Composition

Household composition is an important factor in trying to assess programming needs to any given community. Marital status, adults with or without children, single parent families and household size are aspects of the population which aid in establishing target areas for programming purposes.

Marital Status

The 1981 Census indicates that single persons 15 years and older make up 37.6% of the total population. This compares with the City having a singles population of 35.7%. The 1980 survey found that 37% of the total population was single while the 1982 survey indicated that 43% of the population was single. The 1982 survey also estimates that there are 6% more single females than single males. In the future, we can expect St. Lawrence to have a single population slightly over that of the City as a whole because of the number of jobs, especially clerical, found in the downtown, the proximity of St. Lawrence to the financial district and the general affordability of housing in St. Lawrence.

According to the 1981 Census married individuals represent approximately 50% of the population of St. Lawrence. For the city as a whole, married persons account for 52%. The 1982 survey indicates only 42.6% as married. For the purposes of this report, it is more important to distinguish between couples with children as compared to those without. Therefore, discrepancies between different sources is not that important; however, it is worth noting that St. Lawrence is, and probably will remain, slightly below the City average.

Family Structure and Household Size

In St. Lawrence, the 1981 Census information indicates that 68% of all persons are in a family situation compared to 32% non-family. In the City, the ratio is 71.4% family and 28.6% non-family. Of the total families, 65% are husband-wife families while 35% are lone parent families. The lone parent family percentage for the City is approximately 15%, which is significantly lower than for St. Lawrence.

32.% of all families have no children at home. By adding the number of childless adults in families to the singles category, which is more appropriate from a recreational programming standpoint the overall childless adult category stands at 45% of the community. Of the remaining families, 37% have 1 child, 24% have 2 children and 7% have 3 to 4 children.

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Children at Home by Age Group

	City	St. Lawrence
0- 6	22.1%	31.3%
6-14	34.7%	44.6%
15-17	13.5%	10.8%
18-24	22.1%	12.5%

In comparing "children at home" statistics with that of the City, the image of St. Lawrence being a community with a higher proportion of young families is reinforced. In the first two age groups, under 6 and 6 to 14 years of age, St. Lawrence exceeds the City average by 10% in both cases.

Because St. Lawrence is a new community, it is difficult to determine whether the trend of a larger than average proportion of school age children will continue. Variables such as, average length of occupancy, adequacy of services; for example, school, parks, shopping, social and recreational facilities; and the influx of new units that might attract more non-family and childless families will be major factors affecting the consistency of these figures. In any case, these current statistics on 'children at home' serve to illustrate the importance of addressing the pre-school and younger school age groups in terms of target areas for programming purposes.

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APPENDIX C

COMMUNITY PREFERENCES

Extract from a report of the St. Lawrence Neighbourhood Association

The following is a comprehensive outline of community facilities and program needs. It was prepared by sub-committee of the St. Lawrence Neighbourhood Association.

Large Meeting Room

This room is to be convertible into school age day care rooms, small meeting rooms and exercise/rehearsal/performance space. The size is to be approximately that of the Market Lane gym, 4,000 square feet excluding the stage, maximum capacity of about 500.

Good acoustics and a sound system are absolutely essential for this space to be functional for all suggested uses. A wood floor would make the room suitable for dancing.

A staff member of the St. Lawrence Co-opeative Daycare Centre feels that, when the new school opens, the capacity should be increased to 80 school age children. If the large meeting room were divided into three rooms using dividers of the type now in use in the Market Lane gym, the resulting space could probably pass daycare regulations. Sharing space in this way could only be possible if adequate storage were provided for daycare equipment.

The room could remain divided for many activities, and expanded as numbers dictated.

This space should have direct access to a kitchen and be close to a children's play space to allow for mothers and children to take part in programs with easy access to each other.

Daytime Activities

Dancersize, exercise classes, yoga (with babysitting provided); Moms and Tots group; Women's fitness group run by Health Centre twice/week; noon hour workers' lunch fitness; fitness for seniors; Health Centre courses-breast self-examination, mid-life crisis, etc.; school age day care - lunch and; school age daycare - after school to 6:00 p.m.

Evening Activities

Dramatic performances including rehearsals and performances two to three times each year and using space four times each week for a 3-4 week period, street dances if weather bad, community co-op meetings, square dancing, folk dancing, community dances, bingo, raffles, large community suppers, dancersize/exercise classes, ballet classes, theatre movement for under-eights, pre-natal classes, Tai Chi, gymnastics club, Health Centre courses such as stress reduction and smoking cessation programs and athletic games.

Stage

To be usable for dramatic performances the large meeting room would need an adequate stage, with dressing rooms and prop storage. The Woodsworth Players is an active group in the community already. They foresee an expansion to become a community-wide theatre group.

Children's Playroom

An after-four program, an enrichment program which operates separate from the school age daycare program, already exists in the community. They have identified a need for a permanent space with storage, usable wall space and a sink. This space would need to be about class room size and available four days a week. Properly located, this space could be used by children whose mothers are using the lounge, and by children whose mothers are attending Health Centre or other programs during the day, or whose parents are attending adult programs.

Adult Social Lounge

This is intended for unstructured use from 10:00 a.m. to 11:00 p.m. daily.

It should be centrally located for a high profile; the size approximately that of the Woodgreen Lounge; carpeted; furnished with comfortable chairs, a variety of tables, audio equipment and bookshelves; and there should be a living room atmosphere.

Activities

Reading, writing letters, meeting people, conversation, card playing, darts, billiards, and viewing films and slides. There should be a regular weekly coffee hour.

Location

It should be near the kitchen and the children's play area (for easy supervision of children by parents using the lounge).

Kitchen

The kitchen should be large enough for preparation of community dinners, at least occasionally. It is be used on a regular basis for preparing coffee and tea anytime that the Centre is open. Other uses include bake sale preparation, catering for open houses and accommodating special events.

It needs to be accessible from the large meeting room and adult lounge and close to the community office space.

Reception Area and Community Office

This area would serve the functions of community information sharing and communication centre. The communication efforts of the Health Centre and other organizations could be co-ordinated here along with administration of community facilities.

It should serve a social function, be receptive to people with special needs, be open and inviting and be adjacent to a small private space for consultation.

Small Quiet Room

This room could serve multiple functions: consultation (as suggested above), emergency child care (suggested by the Health Centre), small group meditation and small meetings. Its possible use for emergency child care may dictate size and environmnetal features. For maximum use, however, it would have to be suitable for other uses as well.

Craft Room(s)

A space about 30 x 20 feet has been suggested for woodworking plus an area 10 x 10 feet for storage. The woodworking space should have wide door access to the outside, and an exhaust system. Another area about 30 x 20 feet has been suggested for other crafts. This area would have to be divided into wet and dry craft areas, the separation indicated by different floor coverings. Adequate storage will increase the number of uses.

A rather open concept could encourage interaction and make working in these areas more social. Some separation of the loud woodworking tools could be afforded by closing dividers when needed.

The total space suggested here (1300 sq.ft.) is a little smaller than the craft space at Scadding Court Community Centre. Two craft rooms were originally planned there; one is in ue as a multiple use craft room; the same room sometimes doubles as a meeting room. The tremendous interest in crafts in the St. Lawrence community may indicate that the estimates given above for needed craft space are quite minimal.

The craft spaces could be used by seniors and parents who bring their children to community facilities during the day, for school age daycare and after school programs in the late afternoon, and by all others in the evening.

Some of the uses suggested are: painting, drawing, sculpture, ceramics, photography, weaving, quilting and sewing classes. Others are needlework, small appliance repair, leather crafts, cabinet-making, pottery, silk screening, kite making and picture framing.

Youth Drop-In Centre

The suggested size is that of the Woodsworth Penthouse including the small adjacent rooms. Anticipated activities are: ping pong, bumper pool, rap sessions - afternoons to 6:00 p.m., evenings and weekends. It could double as a meeting room at other times.

It has been suggested that a quiet space for consultation be located next to the Drop-in Centre.

Music (noise) Room

There are approximately four musical groups in St. Lawrence now. Practicing is done in a garage, in a basement, in an apartment - none of these spaces provide adequate muffling of sound for the other residents.

A small space, away from other quieter activities, has been requested. Except for one group which practices in the afternoons currently, music practice seems to happen at the same times as most other activities involving young people - after school and early evening. We have, therefore, not been able to come up with a suggestion for the use of another space. Storage space for instruments would be required.

Greenhouse - for community use

This could be at rooftop level but ground level would be easier and provide for more intensive use. There must be a southern exposure. A Central location in the community would increase use and provide "eyes-on" security. Solar collection by the greenhouse could assist in heating adjacent rooms.

The structure could be a hallway type of space with a shed roof and a tile floor. It would need water access.

The landscaping personnel from the co-ops could use this greenhouse to start plants. Other educational uses have been suggested - lectures, demonstrations and horticultural classes.

This structure could be incorportated with a small outer courtyard developed by the community.

Day Care

Given the number of young children and the high percentage of single parent families, it appears to be essential that child care space and programs be an integral part of the over-all planning and operation of the community centre.

Swimming Pool

Consideration of a swimming pool has evolved for the most part around the question of type - the difference between the learner and the twenty-five metre pools. This discussion was to some extent tied in with the concept of combining the community centre with the school and the consequent issue of how the swimming pool would be cost-shared between the City and the Board of Education. Within existing shared use facilities, some contain 25 metre pools and others learner pools. In either case, satisfactory cost-sharing arrangements have been made between the City and the Board. It is obvious that the larger pool provides an opportunity for greater flexibility and programming appropriate for all age groups in St. Lawrence.

Implementation Task Force - St. Lawrence Report

APPENDIX D

ST. LAWRENCE PHASE B COMMUNITY SCHOOL REFERENCE GROUP

Extract from the November 2, 1983 correspondence of Wilfrid Worland of the Housing Department.

School and community shared use facilities for St. Lawrence were first proposed in Meyer Brownstone's Social Services Study dated November, 1975 (St. Lawrence Report No. 11). He proposed two major shared use facilities:

1. Two community/school facilities: the first is to be built in Phase A and contains within it a K-8 school for 800 pupils which is part of extensive shared use community facilities also including meeting rooms, workshops, recreation space and possibly child care and senior citizen activities. The second facility is to be built in Phase B and contains a K-6 school for 600 pupils and community facilities including a public library.

2. A multi-service facility which has space for a personal service unit, a community health clinic, and a community information centre.

By 1976, after more detailed discussions with the Toronto School Board and the Metropolitan Separate School Board, the City entered into a multi-lateral agreement with the two school boards which determined, in part, "that St. Lawrence should contain three schools spread over the length of the site with the capacities of these schools based on population projections for the various phases of St. Lawrence and the scheduling of residential construction". Plans commenced immediately for the design and construction of the public school and separate school that are now housed in the Crombie Park Cityhome apartment building in Phase A.

By the time planning of Phase A was complete and it became possible to project the occupancy of the new neighbourhood and enrolment for the two schools, the Zoning By-law for Phase B had been approved by City Council and site planning for that section of St. Lawrence was well underway. These plans projected the need for a second public school, although somewhat smaller than originally planned (approximately 500 students) and that this free-standing facility would be "combined with a community centre containing meeting rooms, a double gymnasium/auditorium, and a 25 metre swimming pool" (St. Lawrence Report #16). At the time that these planning objectives were announced (late 1978) it was anticipated that the new K-8 school and community centre would be ready to receive students from Phase B during the fall of 1981.

Implementation Task Force - St. Lawrence Report

Slower than anticipated student enrolment in Phase A which commenced in the fall of 1979 for Market Lane School and the unanticipated resident profile of the new community which contained more singles and childless couples than had been projected led to a slow-down in the planning of the new Phase B facility.

This work did not begin again in earnest until mid-1981 when, with more accurate Phase A occupancy statistics, it was determined that there was sufficient information for the City Housing Department and the Toronto School Board to begin detailed discussions for the second public school. The community itself had developed to a point where demand for community facilities was no longer a planning issue but had become a neighbourhood issue.

At that time a working committee was established and began meeting regularly with the objective of preparing a program, plan and budget for the Phase B community school. At the same time Council authorized the erection of portables south of the proposed school site betweem Parliament Street and Lower Berkeley on Crombie Park, Phase B.

The working committee, referred to above, actually comprised a Reference Group and a Task Force. The Task Force, which was chaired by the Housing Department, was made up of representatives from that Department, the Department of Planning and Development, the Department of Parks and Recreation, the St. Lawrence Neighbourhood Association and the Board of Education. This group had the responsibility for preparing preliminary plans, budgets and scheduling for the new facility and reporting to the Reference Group. The reference Group, chaired by a representative from the St. Lawrence Neighbourhood Association comprised the political representatives of the neighbourhood (Ward Aldermen, Trustees, Provincial and Federal representatives) as well as representatives from the various user groups (Day Care, parenting, community centre planning) as well as representatives from the Metropolitan School Board and Task Force.

In October, 1981, the Reference Group, through its chairman, reported to Council, with a supporting report from the Commissioners of Parks and Recreation and Housing, its resolutions of September 15, 1981:

1. That the St. Lawrence Phase B community school Reference Group support the development of a combined public school and recreational facility in Phase B of St. Lawrence to be built on a shared basis by the Toronto Board of Education and the City of Toronto and that this facility include 15 classroom school with facilities for two Metro Special Ed programs, a general purpose room, a multi-

purpose community room with a 25 metre pool provision for use by handicapped persons.

2. That the Toronto Board of Education and the Council of the City of Toronto be advised formally by the chairman of the Reference Group of the status of the planning of the proposed facility and the endorsement of the plans and of the budget as attached by the Reference Group.

3. That the Toronto Board of Education, the City Department of Parks and Recreation and the City Housing Department be requested through their respective representatives on the Reference Group to include appropriate funding for the proposed facility in their 1982 capital budgets.

4. That the members of the Reference Group work to expedite the necessary approvals for the the implementation of the proposed Phase B community school from their respective principals and/or governing bodies.

5. That the Task Force be requested to proceed with the development of schematic plans, and budget refinement as required to expedite the proposed project and report regularly to the Reference Group as part of the report.

A schedule and budget were put forward, on the basis of which the Commissioner of Parks and Recreation asked for and received a 1982 allocation of funds to cover planning costs associated with the City portion of the project. Those funds were not forthcoming because they were tied to a similar appropriation of funds by the Ministry of Education for the school board portion. That latter allocation was not forthcoming because there was insufficient evidence that the target population of 325 students was going to be met in the foreseeable future.

In the meantime, discussions between the Housing Department and Ontario Hydro which owns a site north of the railway embankment immediately west of Sherbourne Street, indicated that redevelopment of this site would make available a residual portion which could be used for other develoment purposes. The Task Force subsequently analyzed the suitability of using this site for the proposed Phase B school/community centre and in 1982 reported its findings to the Reference Group. In August, 1982, the Reference Group agreed that, pending availability, the central location of the Hydro transformer site made it a preferable location for the new facility, but, on the recommendation of staff of the Toronto School Board, decided to withhold a recommendation that funds be requested in the 1983 capital budget to proceed with the facility. This decision was the result of continuing lower than anticipated enrolment at Market Lane.

Implementation Task Force - St. Lawrence Report

During the past year, both the Board of Education and the Housing Department have been in contact with Toronto Hydro which to date has been unable to commit itself to a reconstruction schedule for the site. On the other hand, accelerating enrolment at both Market Lane and St. Michael's schools in St. Lawrence Phase A indicate that it will be essential that funds will be requested in the 1985 capital budget of the Toronto Board of Education for construction of the new facility.

The Board of Education has indicated in the past that at such time as it sees that the project is likely to proceed (i.e., is confident that Provincial funding will be forthcoming), it might be willing to commit planning funds on its own in order to commence the design in advance of formal Provincial approval for the project. Given the growing political support for the project in the wake of the Separate School's installation of portables adjacent to the St. Lawrence Market as well as the rapidly increasing enrolment and high utilization of the community facilities now operating out of the portables in Phase B, it is anticipated that this matter might be a subject of discussion at the next meeting of the Task Force. This meeting will probably take place before the end of the year.

Implementation Task Force - St. Lawrence Report

APPENDIX E

POTENTIAL SITES FOR THE COMMUNITY CENTRE

1. Phase A-3: Ontario Hydro Transformer Site

This site is currently owned by the Ontario Hydro and is zoned commercial.

It is bounded by Sherbourne, Frederick, Wilton Street (closed) and the Railway Viaduct and is used primarily for a major open transormer station supplying power to the downtown customers of Toronto Hydro. The northerly 50 feet of the site is leased by Ontario Hydro to the City for park purposes.

In 1980, Council authorized the Commissioner of Housing to retain consultants to investigate the feasibility of using a portion of this site for housing in conjunction with Ontario Hydro's plans for consolidating and enclosing its equipment.

While the recommendations of this report were still under study by Ontario Hydro, an alternative suggestion that the site be used by the Toronto School Board for construction of its major full service school in St. Lawrence was proposed. Joint discussions involving the Toronto School Board, Ontario Hydro, Toronto Hydro and several City Departments have been underway since that time. At present it does not appear that the Hydro decision will be made in time to address the needs for the community centre.

2. Parcel B-8: The Princess Scadding Site

This site is located on Scadding Avenue between Princess Street and Aitken Place. It is considered for private development of 210 condominium apartment units. A private offer to purchase this site was accepted by Council in 1981 but the developers failed to close within the specified time. The site is again for sale.

Just recently, however, there has been renewed interest and there was a community meeting held on December 14, 1983 to discuss the current plans of the City to sell to a private developer.

At present, part of the site is landscaped as a parkette and a portion is being used on a temporary basis as a parking lot.

For B-8 to accommodate a community centre and school it would most likely be necessary to close Scadding Avenue between Princess and Aiken to give the site direct access to park space. The site size as it now stands is 328' x 100'.

3. Phase B School School Site

This site is located on 2 Berkeley Street at the eastern end of the St. Lawrence Neighbourhood. Interestingly, it is part of the Old County Gaol Lot and part of the Water Lot in front of the Old County Gaol patented to the County of York in 1880. The lot size is 295' x 130'. It is adjacent to parkland and is currently used, on a temporary basis, as a parking lot.

This site is the one that has been consistently considered as the School site, and with the idea of the integration of the school and community centre, it was also proposed as the site of the centre. The main exception to this has been the introduction of the Hydro Site with its appeal of a more centralized location.

4. Phase A2(b): Market Parking Lot Site

This site is immediately east of the South St. Lawrence Market and is presently used primarily as a municipal carpark operated by the Parking Authority of Toronto. Since this fall, however, it has also housed Separate School portables on a one year lease. It is reasonable to expect that they will be there until a new Market Lane School is constructed and the Separate School Board moves into the space in Crombie Park currently used by Market Lane Public School.

This Jarvis/Front site is zoned for medium density mixed commercial/residential use in the range of 130,000 sq. ft. commercial and 380 residential units. The site measures approximately two and one half acres in area and is the sole undeveloped site remaining in Phase A of St. Lawrence.

The St. Lawrence Neighbourhood Association has recently suggested that this site be explored as a possible location for the community centre.

Implementation Task Force - St. Lawrence Report

APPENDIX F

SOURCES

1. Files of the Department of Parks and Recreation

2. Files of the Property Department

3. Housing Department Reports
   a. St. Lawrence Status Report July 29, 1982
   b. St. Lawrence Phase A - A2(b) Proposal Call Background Report November 16, 1982

4. Housing Department Correspondence to the Implementation Task Force re:
   St. Lawrence Phase B School/Community Centre
   November 2, 1983

5. Planning and Development Report to the Implementation Task Force re:
   St. Lawrence Community Centre
   November 14, 1983

6. Property Department Report to the Implementation Task Forcere:
   St. Lawrence
   October 5, 1983

7. Parks and Recreation Department Reports to the Implementation Task Force re:
   St. Lawrence Community
   September 12, 1983 and October 5, 1983

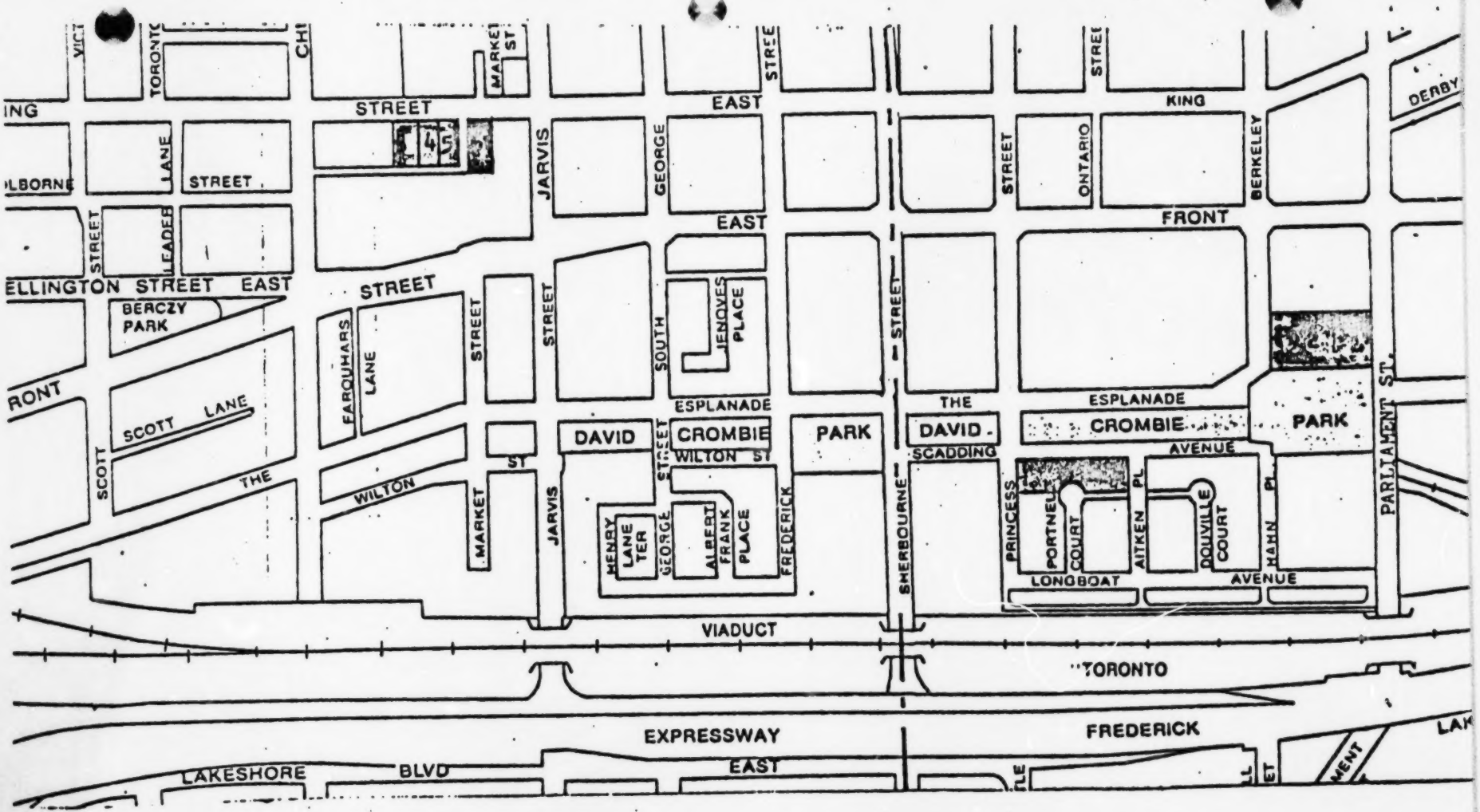
8. St. Lawrence Neighbourhood Association Reports to the Implementation Task Force
   October 5, 1983 and November 28, 1983

9. Meyer Brownstone's Social Service Study
   November 1975

Implementation Task Force - St. Lawrence Report

APPENDIX G

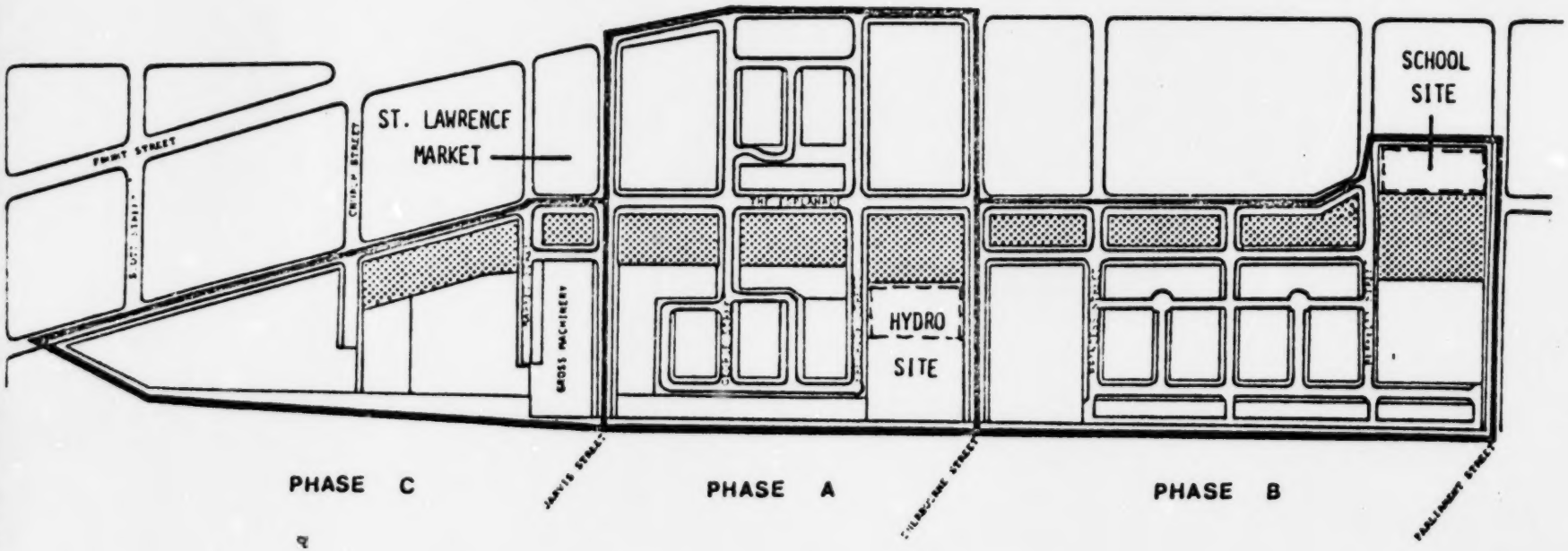
MAPS



1. Vacant Land - Block B8
   - temporary use Park/Parking Lot
   Size: 328' x 100'
2. Vacant Land - Proposed School Site
   - temporary use Parking Lot
   Size: 295' x 130'
3. Vacant Land - 137-9 King St. East
   - temporary Parkette
   Size: 95' x 52'
4. 4 Storey Building - 143-5 King St. East
   - presently vacant
   Size: 95' x 26'
5. Vacant Land - 147 King St. East
   - temporary Parkette
   Size: 95' x 25'
6. Vacant Land - 149 King St. East
   - temporary Parkette
   Size: 115' x 35'

ST. LAWRENCE NEIGHBOURHOOD

DEVELOPMENT PHASES



LOCATION OF SITES CONSIDERED FOR "PHASE B SCHOOL/COMMUNITY CENTRE

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FIGURE - 1

JANUARY 1981

Implementation Task Force
Neighbourhood Social and Recreational Services

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519 Church Street, Toronto, Ontario M4Y 2C9 Tel: 923-2778

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EXECUTIVE:
ROGER HOLLANDER
(Chairman)
519 Church Street
Community Centre
PAUL ZARNKE
St. Christopher House
HERB PIRK
City of Toronto,
Department of Parks &
Recreation

MEMBERS:
ERIC BURTON
Boys' and Girls' Clubs
of Downtown Toronto
LUIS CARRILLO-MOLINA
Centre for Spanish Speaking
Peoples
CONNIE LAMANNA
Earlscourt Recreation Centre
FRANCO SAVOIA
Y.M.C.A. of Metro Toronto
Alderman
RON KANTER
Alderman
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Planning & Development Dept.
BERT KINGSLEY
City of Toronto,
Management Services Dept.
JERRY STOKES
Metropolitan Toronto
Separate School Board
GREG McCLARE
Toronto Board of Education
ALEJANDRA CUMSILLE
Working Women Community
Centre

Co-ordinator:
T. MICHAEL QUIGGIN
519 Church Street
Community Centre

January 19, 1984

Alderman Dorothy Thomas
Chairman
Neighbourhoods Committee
Office of the City Clerk
Second Floor
City Hall

Dear Alderman Thomas,

As you are aware, the Neighbourhoods Committee of Council requested that the Implementation Task Force on Neighbourhood Social and Recreation Services report on the deputation of the St. Lawrence Neighbourhood Association regarding a community centre for St. Lawrence.

To comply with this request the Implementation Task Force established a committee chaired by one of its members, Lee Davies, a representative of the Recreation Centres Advisory Councils. The other members of the committee are: Bill Ferguson, Linda Lapointe and Joanne McPherson of the St. Lawrence Neighbourhood Association; Brian Bee of the St. Lawrence Co-operative Day Care; Joe D'Abramo of the City Planning and Development Department; David Miller of the City Parks and Recreation Department; Richard Wiatre of the City Property Department; and Wilfrid Worland of the City Housing Department.

The report of this committee was reviewed and approved by the Implementation Task Force and is now forwarded to the Neighbourhoods Committee for your consideration as a deputation item.

I have attached a copy of the report and it is our hope that it will be placed on your agenda for the meeting of February 9, 1984.

Sincerely,

Roger Hollander

Roger Hollander